TO: Zoning Administrator
FROM: Jill Arabe, Planning Aide
DATE: June 18, 2008

SUBJECT: **TEMPORARY USE PERMIT NO. 07-005 (QUIKSILVER EVENTS)**

LOCATION: 15362 Graham Street, 92649 (north of McFadden Avenue, east of Graham Street)

Applicant: John Mandracchia, 15202 Graham Street, Huntington Beach, CA 92649

Property Owner: Sares Regis Group, 18802 Bordeen Avenue, Irvine, CA 92612

Request: A six month review of a previously approved temporary use permit for a comprehensive outdoor events calendar consisting of 15 outdoor events. The review is to verify compliance with all conditions of approval of Temporary Use Permit No. 2007-005 approved by the Zoning Administrator on December 19, 2007.

Environmental Status: This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.

Zone: IL (Industrial Limited)

General Plan: I-F2-d (Industrial – 0.50 maximum floor area – design overlay)

Existing Use: Design, Silk Screen and Distribution Facility

RECOMMENDATION: Approval based upon suggested findings and conditions of approval.

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15304 of the CEQA Guidelines, because the project consists of a temporary use permit which was previously approved by the Zoning Administrator on December 19, 2007.

CONDITIONS OF APPROVAL - TEMPORARY USE PERMIT NO. 2007-005:

1. The site plans and narrative received and dated November 21, 2007 shall be the conceptually approved design.

2. Prior to the commencement of the first event, the following shall be completed:

    a. Site plans indicating and complying with all Fire Code requirements shall be submitted to the Departments of Fire and Planning. **(FD)**

3. A minimum of 15 days prior to each event, the following shall be completed:

    a. The applicant shall obtain a Fire Code Permit from the Fire Department. Plans submitted for Fire Department review shall denote when the event will be set up. **(AMENDED 6/18/08) (FD)**

    b. The applicant shall obtain clearance from the Liability Coordinator, Risk Management, and/or shall provide a Certificate of Insurance and Hold Harmless Agreement to be executed at least five (5) days prior to the event.

    c. An announcement shall be made to employees and guests to refrain from parking on neighborhood streets.

    d. The applicant shall notify the City of Huntington Beach of any changes.

4. The use shall comply with the following:

    a. Any outdoor activities shall terminate by 10 PM.

    b. Alcohol consumption shall be limited to an area for adults which shall be cordoned off and controlled by Security.

    c. All security officers shall be required to wear a distinctive, identifiable uniform with "Security" printed or embroidered in contrasting colors on their shirts and/or jackets. **(PD)**

    d. Any vendor providing alcohol at an event shall possess the appropriate license issued by the California Department of Alcoholic Beverage Control. This license shall be conspicuously posted during the event, and available for inspection by any City or State official. **(PD)**

    e. At any event where alcohol will be provided, the applicant shall take appropriate steps to identify those persons over the age of 21. **(PD)**

    f. When the event is labeled "invited guest", or similarly identified as to indicate that the event is not open to the public, each invited guest must receive a unique invitation to the specific event. No blanket or general media invitation (i.e. newspaper or internet invitations) shall be acceptable. **(PD)**

    g. The applicant shall provide for clean-up of areas after the closing of each event. Clean-up of the site after 10:00 PM and 11 PM shall not include the use of machinery or equipment that may disturb neighbors in the area. All trash, debris,

and garbage, as well as special dumpsters, shall be removed from the site within one (1) day of event.

   h. The applicant shall provide professional clean-up crews to clear the adjacent streets of trash and debris each evening after the event closes.

5. All Alcoholic Beverage Control requirements shall be met.

6. Quiksilver personnel shall provide the direction of traffic and on-site parking.

7. In the event that there are any violations of the foregoing conditions or any violations of life safety codes, the temporary activity may be terminated by any Police Officer, Fire Inspector, or authorized personnel of the Department of Planning.

8. The outdoor calendar of events shall be valid for one year (2008).

9. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

10. A review of the use shall be conducted by the Zoning Administrator with a public hearing within six (6) months to verify compliance with all conditions of approval and applicable Chapters of the Huntington Beach Zoning and Subdivision Ordinance. At that time the Zoning Administrator may consider modifications to the conditions of approval.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.